

## PC Resolution 25-20

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, APPROVING RESOLUTION APPROVING PRECISE DEVELOPMENT PLANS (PDP 25-07 and PDP 25-08), CONDITIONAL USE PERMIT (CUP 25-09 and CUP 25-10), AND VESTING TENTATIVE PARCEL MAP NO. 84793 FOR TWO NEW TWO-UNIT RESIDENTIAL CONDOMINIUMS AT 714 AND 722 LOMA DRIVE, AND DETERMINING THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).**

The Planning Commission of the City of Hermosa Beach does hereby resolve, and order as follows:

**WHEREAS**, on July 16, 2025, applicant Annabella Ioda-Gul (“applicant”), filed a development application seeking approval of Conditional Use Permits 25-09 and 25-10, Precise Development Plans 25-07 and 25-08, and Vesting Tentative Parcel Map VTPM No. 84793 (the “project”) for the construction of two new two-unit detached condominium projects at 714 and 722 Loma Drive in Hermosa Beach (“project site”); and

**WHEREAS**, the Planning Commission conducted a duly noticed public hearing to consider the subject application on November 18, 2025, at which time testimony and evidence, both written and oral, was presented to and considered by the Planning Commission; and

**WHEREAS**, the proposed project is Categorically Exempt from the California Environmental Quality Act as defined in Section 15303(b), Class 3 Exemption, New Construction or Conversion of Small Structures, because the proposal pertains to construction of limited numbers (four) new, small structures. More specifically, the project is comprised of the construction of four condominium units in an urbanized area, totaling no more than six dwelling units. Section 15300.2 of the CEQA Guidelines list the exceptions to the exemption and these exceptions to the exemptions define circumstances that override or negate the City’s ability to use a categorical exemption. Specifically, these exceptions to the exemptions are:

- The project is located in a sensitive environment such that the project may impact an officially mapped and designated environmental resource of hazardous or critical concern;
- The cumulative effect of successive projects of the same type in the same place, over time, is significant;
- The project may have a significant environmental impact due to unusual circumstances;
- The project may damage scenic resources (i.e. trees, historic buildings, or rock outcroppings) within an official state scenic highway;
- The project is located on a listed hazardous waste site;

None of the exceptions to the Categorical Exemptions apply. The project is not located in particularly sensitive environment, nor will the location of the project impact an environmental resource of hazardous or critical concern. The project will not result in a significant cumulative impact of successive projects of the same type in the same place over time or have a significant effect on the environment due to unusual circumstances or damage a scenic highway or scenic resources within a state scenic highway. The site is not located on a hazardous waste site and will not cause a substantial adverse change in the significance of a historical resource. The existing home is not a significant landmark in the City nor is it considered a potential historic resource.

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF HERMOSA BEACH, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:**

**Section 1.** Based on the testimony and evidence received, the Planning Commission hereby further finds, determines, and declares the following pertaining to the application for Precise Development Plans 25-07 and 25-08 pursuant to the review criteria for Precise Development Plans in Section 17.58.030 of the Hermosa Beach Municipal Code (HBMC) and required findings for Precise Development Plans in Section 17.58.040 of the HBMC:

**1. The design, layout, and other physical features of the project comply with all other applicable provisions of this Title [Title 17, Zoning] and all other titles of the Hermosa Beach Municipal Code;**

The project sites are located within the Two-Family Residential Zone (R-2 Zone) on two separate lots (714 and 722 Loma Drive), with a shared driveway. The design, layout, and physical features of the proposed development comply with the City's Zoning Ordinance and all relevant sections of the HBMC including the development standard for height, front and side yards as contained within HBMC Section 17.12.020. Additionally, HBMC Section 17.12.050 requires that the minimum lot area per dwelling unit be not less than 1,750 square feet, where the sites each provide 2,129 square feet per unit per lot, for a total of four units on two lots. The projects comply with the maximum lot coverage, which cannot exceed 65 percent of the lot per HBMC Section 17.12.060, as the projects provides for 64.99 percent per lot. Off street parking as required in HBMC Section 17.12.030 is accommodated entirely onsite. Each lot provides four enclosed spaces and one guest parking space for a total of eight enclosed parking spaces and two guest parking spaces for the project. Vehicle access and parking will be accommodated through a shared 10 foot-wide driveway between the two lots, with adequate space for vehicle maneuvering of 25 feet. Additionally, the sites will each feature a slimline rainwater harvesting tank and rain barrels to ensure compliance with low-impact development standards. The projects provide slightly more than the required open space of 300 square feet per unit under HBMC Section 17.12.080, provided for at the rear yards, second level decks and roof decks, each exceeding the minimum dimensions of seven feet by seven feet. The projects also comply with condominium standards including providing for compliant declaration of covenants, conditions and restrictions for each lot as found in the conditions of

approval and required by HBMC Section 17.22.050. The lots are 37.41 feet wide, exceeding the minimum lot width for new condominium developments of 29 feet and provides for greater than 1,600 square feet units per HBMC Section 17.22.060.

**2. The design, layout, and other physical features of the project are consistent with the General Plan, and any applicable specific plan or design guidelines; and**

The project sites have a Medium Density Residential land use designation in the City's General Plan (PLAN Hermosa) and are not part of any specific plan area. The design, layout, and other physical features of the projects are consistent with the General Plan. The intent of the Medium Density Residential designation is to allow for a range of residential housing types to serve the varying living accommodation needs or desires of the community. The identified density range for the land use designation is 13.1-25 dwelling units per acre pursuant to PLAN Hermosa. The proposed four-unit condominium projects comply with these standards and are within the allowable density range at 22 dwelling units per acre. There are no other specific plans or design guidelines required for the project sites. Additional General Plan consistency findings are provided below at Section 2, Finding 2 of this Resolution.

**3. The design, layout, and other physical features of the project comply with any design or development standards applicable to the zone, unless waived or modified pursuant to the provisions of this Title.**

The design, layout, and other physical features of the project comply with the design and development standards applicable to the R-2 zone and no waivers from these standards are being requested.

**Section 2.** Based on the testimony and evidence received, the Planning Commission hereby further finds, determines, and declares the following pertaining to the application for Conditional Use Permits 25-09 and 25-10, pursuant to the review criteria for Conditional Use Permits in HBMC Section 17.56.040 and required findings for Conditional Use Permits in HBMC Section 17.56.050 :

**1. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Title [Title 17, Zoning] and all other titles of the Hermosa Beach Municipal Code;**

The project site is located within the Two-Family Residential (R-2) Zone on two separate lots (714 and 722 Loma Drive), with a shared driveway. The proposed use for two detached residential units per lot (for a total of four units for the project) is allowed within the R-2 zone and is compliant with the City's Zoning Ordinance and all other provisions in the Municipal Code. The project would be developed with two units within 3,964 square feet per lot for a total of four units for the project, which is compliant with the maximum requirement of one unit per 1,750 square feet in the R-2 Zone. The project demonstrates consistency with applicable criteria of HBMC Section 17.56.040 Criteria for Review of Conditional Use Permits, specifically that each lot provides a total of five parking spaces, meeting the development standard for parking in the R-2 zone as required in Section 17.44.020. Also, the proposed

location of the parking and size of the spaces complies with Sections 17.44.090 and 17.44.100 in that four of the parking spaces for each lot are located entirely onsite within two garages with dimensions of 21 feet 8 inches by 20 feet and 1 inch, and one open guest space per lot which is adjacent to the garage of Unit 2 with a dimension of 8 feet 6 inches by 18 feet. Additionally, the scope of the project is within the anticipated development of the City and the impact to the City's infrastructure and services will be mitigated through compliance with Building and Safety standards, public right-of-way improvements and assessed initial and ongoing fees to service providers.

**2. The proposed use is consistent with the General Plan and any applicable specific plan;**

The project site has a Medium-Density Residential land use designation in the City's General Plan (PLAN Hermosa). The proposed use is consistent with the Medium-Density Residential designation and is not a part of any specific plan area. The Medium Density Residential designation intends to allow for mixed-scale residential neighborhoods with single-family residential and small-scale multifamily residential (duplex, triplex, condominium). The project site is also located within the Greenbelt Neighborhood Character Area of the General Plan. The purpose of the General Plan character areas is to provide guidance on how buildings should interact with the public realm to encourage a coordinated urban realm. The Sand Section Neighborhood Character Area establishes that the area includes low- and medium-density residential uses. Building design includes two to four unit complexes resembling single-family homes with articulation and separate entrances. The proposed project would comply with or exceed the minimum front, side, and rear yard areas for the R-2 Zone. The identified density range for the land use designation is 13.1-25 dwelling units per acre pursuant to PLAN Hermosa. The proposed two-unit condominium per lot (four units total for the project) would have a density of 22 dwelling units per acre on each lot, which falls within the designated density range. Additionally, the project has been reviewed for consistency with the General Plan policies and goals. A summary of the most relevant goals and policies is detailed in the table below.

<b>General Plan Consistency</b>	
<b>Goals &amp; Policies</b>	<b>Findings</b>
<b>Land Use Element</b>	

**General Plan Consistency**

<b>Goals &amp; Policies</b>	<b>Findings</b>
<p><b>Goal 1: Create a sustainable urban form and land use patterns that support a robust economy and high quality of life for residents.</b></p> <p><b>Policy 1.6 Scale and context. Consider the compatibility of new development within its urban context to avoid abrupt changes in scale and massing.</b></p> <p><b>Goal 2: Neighborhoods provide for diverse needs of residents of all ages and abilities and are organized to support healthy and active lifestyles.</b></p> <p><b>Policy 2.3 Balanced neighborhoods. Promote a diverse range of housing unit types and sizes, within allowed density.</b></p>	<p>The scale of the development is in line with that of the neighborhood and similar development surrounds the subject property. The proposed project is a two- unit condominium development consisting of three levels which is common of new multi-family development in this community. The development fits in seamlessly with the urban context which is made up of two- and three-story buildings and does not contain abrupt changes in scale and massing.</p> <p>The project is located within walking distance to local schools, parks and the beach. Such proximity allows for a diverse choice of recreational activities and hobbies.</p> <p>The proposed project is a two-unit condominium and would contribute to a diverse neighborhood with various housing types and unit sizes for residents of different income levels.</p>

<b>General Plan Consistency</b>	
<b>Goals &amp; Policies</b>	<b>Findings</b>
<p><b>Goal 5. Quality and authenticity in architecture and site design in all construction and renovation of buildings.</b></p> <p><b>Policy 5.6 Eclectic and diverse architecture. Seek to maintain and enhance neighborhood character through eclectic and diverse architectural styles.</b></p> <p><b>Goal 6. A pedestrian-focused urban form that creates visual interest and a comfortable outdoor environment.</b></p> <p><b>Policy 6.7 Pedestrian oriented design. Eliminate urban form conditions that reduce walkability by discouraging surface parking and parking structures along walkways, long blank walls along walkways, and garage dominated building facades.</b></p>	<p>The proposed project would contribute to the diversity of architectural styles in the community through effective site design.</p> <p>The building design incorporates windows, balconies, and a pedestrian accessible entrance along the eastern elevation, facing the street. The design features contribute to a pedestrian-focused urban form which creates visual interest. .The proposed project provides setbacks along the front, rear and side of the property to give relief to the site’s relationship to the parkway and allow for a friendly relationship between the development and pedestrians traversing the public right-of-way.</p>
<b>Parks &amp; Open Space Element</b>	

<b>General Plan Consistency</b>	
<b>Goals &amp; Policies</b>	<b>Findings</b>
<p><b>Policy 5.7 Light pollution. Preserve skyward nighttime views and lessen glare by minimizing lighting levels along the shoreline.</b></p>	<p>Nighttime views would be protected by a condition of approval requiring all exterior lighting to be downcast to minimize light pollution. In addition, the project is sufficiently distanced from the shoreline such that the lighting levels will not affect glare.</p>
<b>Housing Element</b>	
<p><b>Issue Area 2: Affordable Housing Development</b></p> <p><b>Policy 2.2 The City will continue to encourage the development of safe, sound, and decent housing to meet the need of varying income groups</b></p> <p><b>Policy 2.4 The City will continue to support and promote homeownership in the community.</b></p>	<p>The project will support the development of safe, sound, and decent housing. The condominium units built from this project would be made to comply with current building codes which are more robust than the codes used for the existing on- site residences. Furthermore, the project will enhance the public right of way and underground utilities to provide safe, sound, and decent housing.</p> <p>The proposed project contains two condominiums which present the opportunity for home ownership in the community.</p>

**3. The proposed use will not be averse to the public health, safety, or general welfare of the community, nor detrimental to surrounding properties or improvements;**

The proposed condominium developments would be like other multifamily developments in the vicinity and would not be averse to the public health, safety, or general welfare of the community or detrimental to surrounding properties or improvements. The projects meet all requirements for the R-2 Zone and are consistent with the Medium-Density Residential land use designation and the Sand Section Neighborhood Character area in PLAN Hermosa. Further, the projects will comply with all current building and safety standards to ensure safety and reliability in construction. The sites provide residential vehicular access with their provision of compliant driveway width, garage parking and guest parking. The projects will not exceed 30 feet in height, the maximum height and such height will be verified at the time of construction per HBMC Section 17.46.015. The projects will also maintain all required setbacks per HBMC Section 17.12.020 of each lot, 7 feet in the front yards (Level 1), 3.75 feet in the side yards (north side, 5 feet on the south side), ten feet in the rear yards at Level 1 on the ground floor, and 5 feet above Level 1 of Units B.

**4. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and reasonably foreseeable future land uses and circulation in the vicinity; and**

The design, location, size, and operating characteristics of the proposed condominium developments are compatible with the existing and reasonably foreseeable future land uses and circulation in the vicinity. The subject parcel at 714 is developed with a two unit-family residence which is proposed to be demolished and be replaced with two units, resulting in a net zero unit change. The subject parcel at 722 is developed with a single-family residence which is proposed to be demolished and be replaced with two units, resulting in a plus one unit change for the second proposed project.

**5. The site is physically suitable for the type of use being proposed, including access, utilities, and the absence of physical constraints.**

The project sites are physically suitable for the type of use being proposed. The project site at 714 is developed with a duplex while 722 is developed with one existing single-family residence. The project sites are located on two 3,965 square-foot lots with existing access to a public street, utilities, and other essential services. The existing lots front Loma Drive and have lot widths of 37.41 feet. This exceeds the minimum lot width for new condominium developments of 29 feet. There are no physical constraints which would prohibit this type of development.

**Section 3.** Based on the testimony and evidence received, the Planning Commission hereby further finds, determines, and declares the following pertaining to the application for a Vesting Tentative Parcel Map No. 84793 pursuant to HBMC Section 16.08.060:

**1. The proposed subdivision would not create lots smaller than a forty (40) foot width and**



**having less than four thousand (4,000) square feet;**

The proposed subdivision would not alter the sizes of the existing lots but would rather subdivide airspace within each lot for condominium purposes. The existing lots are each 37.41 feet wide with a total lot area of 3,965 square feet.

**2. The proposed lots, after being divided, front on public streets and do not front on any alleys;**

The existing 3,965-square-foot lots both front on Loma Drive. The proposed subdivision of airspace for condominium purposes would not alter this arrangement.

**3. The proposed subdivision will in no way be inconsistent with the prevailing lot pattern or reduce property values in the surrounding neighborhood area;**

The proposed subdivision of airspace is consistent with the existing lot patterns along Loma Drive and the surrounding area and there are no unique characteristics about this subdivision which would indicate that surrounding property values would be negatively affected as a result of this subdivision.

**4. The size of the proposed lots is not smaller than the prevailing lot size and lot frontage within the same zone and general plan designation within a three hundred (300) foot radius; provided, however, that all such lots used in the comparison shall be in the same neighborhood area;**

The size of the lots would not be altered by the proposed subdivision as it pertains to airspace divisions for condominium purposes. There shall be no impact to this lot size standard. The existing lots are 37.41 feet wide each and have a total area of 3,965 square feet each.

**5. The granting of the subdivision would result in the creation of lots that would be of a size and configuration which would be in keeping with the standards of development specified by the zoning ordinance for the land use zone in which it is located;**

The size of the lots would not be altered by the proposed subdivision as it pertains to airspace divisions for condominium purposes. There shall be no impact to this lot size or configuration standard.

**6. The creation of the proposed lots would be in conformity with the intent and purpose of the comprehensive general plan for the city;**

PLAN Hermosa, the City's General Plan allows for the creation of new condominium developments within the R-2 Zone. Additionally, the proposed subdivision would not alter the size of the existing lots. The subdivision as proposed is compliant with the intent and purpose of the comprehensive general plan for the City. The following table provides a summary of the relevant General Plan goals and policies with which the proposed subdivision conforms.

<b>General Plan Consistency</b>	
<b>Goals &amp; Policies</b>	<b>Findings</b>
<b>Land Use Element</b>	
<p><b>Goal 1: Create a sustainable urban form and land use patterns that support a robust economy and high quality of life for residents.</b></p> <p><b>Policy 1.6 Scale and context. Consider the compatibility of new development within its urban context to avoid abrupt changes in scale and massing.</b></p>	<p>The scale of the development is in line with that of the neighborhood and similar development surrounds the subject property. The proposed project is a two- unit condominium development consists of three levels which is common of new multi-family development in this community. The development fits in seamlessly with the urban context which is made up of two- and three-story buildings and does not contain abrupt changes in scale and massing.</p>
<b>Housing Element</b>	
<p><b>Issue Area 2: Affordable Housing Development</b></p> <p><b>Policy 2.2 The City will continue to encourage the development of safe, sound, and decent housing to meet the need of varying income groups</b></p> <p><b>Policy 2.4 The City will continue to support and promote homeownership in the community.</b></p>	<p>The project would support the development of safe, sound, and decent housing. The condominium units built from this project would be made to comply with current building codes which are more robust than the codes used for the existing on- site residences.</p> <p>Furthermore, the condominiums present the opportunity for home ownership in the community.</p>

**7. The tentative subdivision map complies with the requirements for approval set forth in the Subdivision Map Act of the state of California.**

The vesting tentative subdivision map shall be reviewed by the City Engineer for conformance with all requirements set forth in the Subdivision Map Act of California. No final map shall be approved by the jurisdiction until such time that the proposed subdivision map has been cleared for compliance.

**Section 4.** Based on the foregoing, the Planning Commission hereby approves the subject

Conditional Use Permits 25-09 and 25-10, Precise Development Plans 25-07 and 25-08, and Vesting Tentative Parcel Map No. 84793 for the construction of two new two-unit detached condominium projects at 714 and 722 Loma Drive as set forth in Planning Commission Resolution 25-20, subject to the following Conditions of Approval:

**General:**

1. The development and continued use of the property shall be in conformance with submitted plans received and reviewed by the Planning Commission at its meeting of November 18, 2025, revised in accordance with the conditions below. The Community Development Director may approve minor modifications that do not otherwise conflict with the HBMC or requirements of this approval.
2. The project shall fully comply with all requirements of the R-2 Zone as applicable and the Condominium Ordinance in Chapter 17.22 of the Hermosa Beach Municipal Code (HBMC), including but not limited to:
  - a) Height including required roof deck railings shall fully comply with the 30-foot height limit. Precise building height compliance shall be reviewed at the time of Plan Check, to the satisfaction of the Community Development Director.
  - b) Design and construction shall comply with HBMC Section 17.22.060 except as specifically stated in this Resolution.
  - c) Conduit to accommodate roof mounted alternative energy equipment for solar energy and solar thermal shall also be supplied per HBMC Section 15.32.140.
  - d) The requirements of HBMC Section 17.22.060(F) and (G) shall be shown on structural plans and reviewed at the time of Building Division Plan Check.
  - e) A minimum of 200 cubic feet of storage area shall be provided for each unit in accordance with HBMC Section 17.22.060(E).
  - f) Designated, screened solid waste storage areas, a minimum of 2.5' x 2.5' (length times width) each, for three solid waste storage bins shall be shown on the site plan compliance with HBMC Chapter 8.12.
  - g) All parking dimensions shall comply with HBMC Chapter 17.44. Roll-up automatic garage doors shall be installed on all garage door openings and clearly indicated on floor plans.
  - h) Driveway transitions shall comply with HBMC Section 17.44.120(D).

- i) All exterior lighting shall be downcast, fully shielded and illumination shall be contained within the property boundaries. Lighting shall be energy conserving and motion detector lighting shall be used for all lighting except low-level (3 feet or less in height) security lighting and porch lights. Lamp bulbs and images shall not be visible from within any onsite or offsite residential unit. Exterior lighting shall not be deemed finally approved until 30 days after installation, during which period the building official may order the dimming or modification of any illumination found to be excessively brilliant or impacting to nearby properties.
  - j) Any satellite dish antennas and/or similar equipment shall comply with HBMC Section 17.46.240.
  - k) Architectural treatments shall be as shown on building elevations, site and floor plans.
3. The submitted Covenants, Conditions, and Restrictions (CC&Rs) shall be reviewed and approved by the Community Development Director and City Attorney in conformance with HBMC Section 17.22.050 and conditions of this approval prior to Final Map approval.
- a) Proof of recordation of approved CC&Rs shall be submitted to the Community Development Director, prior to issuance of Certificate of Occupancy.
  - b) Four enclosed (4) garage parking spaces shall be maintained on-site. All parking spaces shall remain available for parking and shall not be used for storage or other purposes. Storage of boats, trailers, and recreational vehicles shall not be allowed.
  - c) The shared off-street guest parking space shall be compliant with the required turning radius, shall remain open and accessible to each unit, rather than being used for storage or any other purposes, and the CC&Rs shall reflect this condition.
4. The project shall comply with all requirements of the Building Division, Public Works Department, Fire Department, and HBMC.
5. The applicant shall comply with all applicable mitigation measures of the General Plan Program EIR (SCH No. 201581009) as adopted by the City Council including:
- a) Construction projects within the city shall demonstrate compliance with all applicable standards of the Southern California Air Quality Management District, including the following provisions of District Rule 403:

- i. All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
  - ii. The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
  - iii. All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
  - iv. All dirt/soil loads shall be secured by trimming, watering, or other appropriate means to prevent spillage and dust.
  - v. All dirt/soil materials transported off-site shall be required to cover their loads as required by California Vehicle Code Section 23114 to prevent excessive amount of dust.
  - vi. General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
  - vii. Trucks having no current hauling activity shall not idle but shall be turned off (MM 4.2-2A).
- b) In accordance with Section 2485 in Title 13 of the California Code of Regulations, the idling of all diesel-fueled commercial vehicles (weighing over 10,000 pounds) during construction shall be limited to 5 minutes at any location (MM 4.2-2b).
  - c) Construction projects within the city shall comply with South Coast Air Quality Management District Rule 1113 limiting the volatile organic compound content of architectural coatings (MM 4.2-2c).

For any project where earthmoving or ground disturbance activities are proposed at depths that encounter older Quaternary terrace deposits (depths between 15 and 35 feet), a qualified paleontologist shall be present during excavation or earthmoving activities (MM 4.4- 3).

- d) If paleontological resources are discovered during earthmoving activities, the construction crew shall immediately cease work in the vicinity of the find and notify the City. The project applicant(s) shall retain a qualified paleontologist to evaluate the resource and prepare a recovery plan in accordance with Society of Vertebrate Paleontology guidelines (1996). The recovery plan may include, but is not limited to, a field survey, construction monitoring, sampling and data recovery procedures, museum

storage coordination for any specimen recovered, and a report of findings. Recommendations in the recovery plan that are determined by the lead agency to be necessary and feasible shall be implemented before construction activities can resume at the site where the paleontological resources were discovered (MM 4.4-3).

- e) For development located at a distance within which acceptable vibration standards pursuant to the Table 4.11-10 of the General Plan Program EIR, included below, the applicant at the time of plan check submittal shall submit a report prepared by a qualified structural engineer demonstrating the following:
  - i. Vibration level limits based on building conditions, soil conditions, and planned demolition and construction methods to ensure vibration levels would not exceed acceptable levels where damage to structures using vibration levels in Draft EIR Table 4.11-4 as standards.
  - ii. Specific measures to be taken during construction to ensure the specified vibration level limits are not exceeded.
  - iii. A monitoring plan to be implemented during demolition and construction that includes post- construction and post- demolition surveys of existing structures that would be impacted. Examples of measures that may be specified for implementation during demolition or construction include but are not limited to:
    - 1. Prohibition of certain types of impact equipment.
    - 2. Requirement for lighter tracked or wheeled equipment.
    - 3. Specifying demolition by non-impact methods, such as sawing concrete.
    - 4. Phasing operations to avoid simultaneous vibration sources.
    - 5. Installation of vibration measuring devices to guide decision- making for subsequent activities (MM 4.11-2).

General Plan Program EIR TABLE 4.22-10

**Typical Vibration Source Levels for Construction Equipment**

<b>Equipment</b>	<b>Vibration Velocity Level at 25 Feet, in/sec</b>	<b>Distance from Equipment Within Which Standard is Exceeded</b>
Pile driver (impact)	0.158	158 feet
Pile driver (sonic)	0.045	68 feet

Clam shovel drop (slurry wall)	0.050	74 feet
Hydro mill (slurry wall)	0.002-0.006	9-17 feet
Vibratory roller	0.050	74 feet
<b>Equipment</b>	<b>Vibration Velocity Level at 25 Feet, in/sec</b>	<b>Distance from Equipment Within Which Standard is Exceeded</b>
Hoe ram	0.022	43 feet
Large bulldozer	0.022	43 feet
Caisson drilling	0.022	43 feet
Loaded trucks	0.020	40 feet
Jackhammer	0.009	24 feet
Small bulldozer	0.001	5 feet

**Building Plans:**

6. Two copies of a Final Landscape Plan, consistent with landscape plans approved by the Planning Commission, indicating size, type, quantity, and characteristics of landscape materials shall be submitted to the Community Development Department for review and approval prior to the issuance of Building Permits. The Final Plan shall also include the following:
  - a) The applicant shall provide a landscape plan to comply with HBMC Sections 17.22.060(H), 8.60.060, and 8.60.070 to the satisfaction of the Community Development Director and Public Works Director.
  - b) An automatic landscape sprinkler system consistent with HBMC Section 17.22.060(H) shall be provided and shall be shown on plans (Building Permits are required).
7. The plans shall comply with HBMC Section 8.44.095 and install permeable surfaces in the driveway, guest parking space and other non-landscaped areas to the maximum extent feasible. If providing water-permeable surfaces on at least 50% of exterior surface area is not feasible and incorporating measures in 8.44.095 to the extent practicable to infiltrate the volume of runoff produced by an 0.80-inch twenty-four (24) hour rain event, then the applicant shall infiltrate runoff on-site. In the event that subsurface infiltration is required, plans shall designate the exact location of the subsurface infiltration system, the applicant shall enter into a maintenance agreement with the City (prior to Final map approval) for the ongoing infiltration and provide a surety bond to the City to guarantee that on-site, subsurface infiltration is achieved. The amount of the bond shall be determined by the Building Division. All other drainage shall be routed to an off-site facility or

on-site permeable area approved by the City. To the extent possible, a portion of roof drainage shall be routed to on-site permeable areas. No drainage shall flow over any driveway or sidewalk.

If the drainage of surface waters onto the property requires a sump pump to discharge said waters onto the street, the property owner(s) shall record an agreement to assume the risk associated with use and operation of said sump pump, release the City from any liability, and indemnify the City regarding receipt of surface waters from the property. The recorded agreement must be filed with the City prior to issuance of the Certificate of Occupancy.

8. The plans and construction shall comply with all requirements of the Building Code in Title 15 and Green Building Standards in HBMC Chapter 15.48. Water conservation practices set forth in HBMC Section 8.56.070 shall be complied with and noted on construction plans.
9. Two copies of final construction plans, including site, elevation, and floor plans, which are consistent with the conditions of approval of this conditional use permit, shall be reviewed and approved by the Planning Division for consistency with Planning Commission approved plans and this Resolution prior to the submittal to the Building Division for Plan Check.
10. The applicant shall submit all required plans and reports to comply with the City's construction debris recycling program including manifests from both the recycler and County landfill at least 65% of demolition debris associated with demolition of the existing improvements and new construction shall be recycled.
11. The address of each condominium unit shall be conspicuously displayed on the street side of the buildings with externally or internally lit numbers and the method for illumination shall be shown on plans. Address numbering and display shall be subject to approval by the Community Development Department.
12. The applicant shall pay all Parks and Recreation Facilities Area Dedication fees at the time of building permit issuance.

### **Public Works**

13. No new walls or foundation footing will be allowed to be constructed on or over the public right-of-way.
14. A Residential Encroachment Permit is required for any non-conforming structures located over or within the public right-of-way.



15. Prior to issuance of a Building Permit, an approved civil engineering plans prepared by a licensed civil engineer, and approved by Public Works, addressing grading, undergrounding of all utilities, pavement, sidewalk, curb and gutter improvements, on-site and off-site drainage (no sheet flow permitted), installation of utility laterals, and all other improvements necessary to comply with the Municipal Code and Public Works specifications, shall be filed with the Community Development Department.
16. Civil engineering plans shall include adjacent properties/structures, sewer laterals, and storm drain main lines on street.
17. Project construction shall protect private and public property in compliance with HBMC Sections 15.04.070 and 15.04.140. No work in the public right of way shall commence unless and until all necessary permits are attained from the Public Works Department including if required, an approved Residential or Commercial Encroachment Permit.
18. Sewer flow rate for upstream and downstream manhole along with manhole rim/lid elevations must be submitted prior to grading and plan check. Sewer lateral video must be submitted with plan check submittal if the developer plans to use the existing sewer lateral. Sewer lateral work may be required after review of the sewer lateral video.
19. Sewer manhole/lid elevations must be submitted prior to grading and plan check.
20. Sewer lateral video must be submitted with plan check submittal if the developer plans to use the existing sewer lateral. Sewer lateral work may be required after review of the sewer lateral video.
21. Sewer main work may be required after review of sewer lateral video.
22. The project must comply with Storm Water and Urban Runoff Pollution Control Regulations (HBMC Ch. 8.44) and must implement Low Impact Development Standards and submit at time of grading and plan check along with an erosion control plan.

### **Construction**

23. Prior to issuance of a Building Permit, abutting property owners and residents within 100 feet of the project site shall be notified of the anticipated date for commencement of construction.
  - a) The procedures for notification shall be provided by the Building and Safety Division of the Community Development Department.

b) Building permits will not be issued until the applicant provides an affidavit certifying mailing of the notice.

24. Project construction shall conform to the Noise Control Ordinance requirements in HBMC Section 8.24.050. Allowed hours of construction shall be printed on the building plans and posted at construction site.

25. Traffic control measures, including flagmen, shall be utilized to preserve public health, safety, and welfare.

26. A construction sign shall be posted conspicuously during the course of construction at the project site.

**Fire:**

27. The project shall provide a public fire flow with 300 GPM at 20 PSI for three hours fire sprinklers.

**Other:**

28. This approval shall not be effective for any purposes until the permittee and the owners of the property involved have filed at the office of the Planning Division of the Community Development Department their affidavits stating that they are aware of, and agree to accept, all of the conditions of this grant. The Conditional Use Permits, Precise Development Plans and Parcel Map shall be recorded, and proof of recordation shall be submitted to the Community Development Department prior to the issuance of a building permit.

29. A verbatim copy of the conditions of approval, along with the applicant and property owners' signatures of acceptance, shall be incorporated into the construction documents before building permit issuance.

30. Approval of these permits shall expire twenty-four (24) months from the date of California Coastal Commission approval unless significant construction or improvements or the use authorized hereby has commenced. One or more extensions of time may be requested. No extension shall be considered unless requested, in writing to the Community Development Director including the reason therefore, at least 60 days prior to the expiration date. No additional notice of expiration will be provided.

31. The Planning Commission may review these Conditional Use Permits and Precise Development Plans and may amend the subject conditions or impose any new conditions if deemed necessary

to mitigate detrimental effects on the neighborhood resulting from the subject use.

32. The subject property shall be developed, maintained, and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.
33. To the extent permitted by law, Permittee shall defend, indemnify and hold harmless the City of Hermosa Beach, its City Council, its officers, employees and agents (the "indemnified parties") from and against any claim, action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside, or void any permit or approval for this project authorized by the City, including (without limitation) reimbursing the City its actual attorney's fees and costs in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice. The permittee shall reimburse the City for any court and attorney's fees which the City may be required to pay as a result of any claim or action brought against the City because of this permit. Although the permittee is the real party in interest in an action, the City may, at its sole discretion, participate at its own expense in the defense of the action, but such participation shall not relieve the permittee of any obligation under this condition.

**Section 5.** Each of the above conditions is separately enforced, and if one of the conditions of approval is found to be invalid by a court of law, all the other conditions shall remain valid and enforceable.

**Section 6.** Pursuant to the Code of Civil Procedure Section 1094.6, any legal challenge to the decision of the Planning Commission, after a formal appeal to the City Council, must be made within 90 days after the final decision by the City Council.

**PASSED, APPROVED, and ADOPTED** on the 18<sup>th</sup> of November, 2025

VOTE:       AYES:  
  
              NOES:  
  
              ABSTAIN:  
  
              ABSENT:

CERTIFICATION

I hereby certify the foregoing Resolution P.C. 25-20 is a true and complete record of the action taken by the Planning Commission of the City of Hermosa Beach, California, at its regular meeting of November 18, 2025.

---

Kate Hirsh, Chairperson

---

Alison Becker, Secretary

---

Date